



# Official copy of register of title

Title number HW145487 Edition date 21.06.2017

- This official copy shows the entries on the register of title on 23 Jun 2017 at 16:55:00.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 23 Jun 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Coventry Office.

## A: Property Register

This register describes the land and estate comprised in the title.

WORCESTERSHIRE : WYRE FOREST

- 1 (09.09.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Hoarstone Lane, Trimpley, Bewdley.
- 2 (09.09.1994) A Conveyance of land to the South of the land in this title dated 1 August 1975 made between (1) Roger Anthony Harry Silk, Peter Christopher Silk (Vendors), Terence Cubitt Sowden and Patrick Flynn Cubitt Sowden (Mortgagees) and (2) Christopher Alan Grainger (Purchaser) contains the following provision:-  
  
"IT is hereby agreed and declared by and between the Vendors and the Purchaser as follows:-  
  
(a) That the Purchaser shall not be or become entitled to any easement or right of light or air or other right or easement which would adversely affect the adjoining land of the Vendors for building or for any other purpose and  
  
(b) that the brook adjoining the eastern boundary of the land hereby conveyed shall remain the property of the Vendors but the Purchaser shall be entitled to use the same for the watering of livestock only but no guarantee or warranty is given by the Vendors as to the adequacy of the water supply from the said brook or the purity thereof."  
  
NOTE: The brook referred to forms part of the land in this title.
- 3 (09.09.1994) The Conveyance dated 31 October 1991 referred to in the Charges Register contains the following provision:-  
  
"TOGETHER WITH the right for the Purchasers and their successors in title (in common with the Vendors and their successors in title) to pass and re-pass with or without vehicles and animals at all times for agricultural purposes only over and along the pathway 12 feet wide coloured brown on the said plan the Purchasers and their successors in title paying one half of the cost of the repair and maintenance of the said pathway."
- 4 (09.09.1994) A Conveyance of land lying to the South West of the land in this title dated 1 February 1994 made between (1) Peter Christopher Silk and Roger Anthony Harry Silk (Vendors) and (2) Adrian Roderick Hackett and Linda Rose Hackett (Purchasers) contains the following

Title number HW145487

## A: Property Register continued

provision:-

"It is hereby agreed and declared that the Buyers shall not acquire any right over the land retained by the Sellers (meaning the land comprised in a Conveyance dated 17 June 1975 not since sold and excluding the property hereby conveyed) which would restrict the use of that land for building or any other purpose or any right easement quasi easement or benefit of a similar nature (except as hereby specifically granted) by virtue of Section 62 of The Law of Property Act 1925 or otherwise."

- 5 (09.09.1994) The Conveyance dated 6 September 1994 referred to in the Charges Register contains a provision identical to that contained in the Conveyance dated 1 February 1994 referred to above.
- 6 (15.06.2005) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 7 (15.06.2005) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (21.06.2017) PROPRIETOR: DAVID ALEXANDER JAMES and JACQUELINE FRANCES JAMES of Upper Loom, Hoarstone Court, Hoarstone Lane, Bewdley DY12 1BF.
- 2 (21.06.2017) The price stated to have been paid on 25 May 2017 for the land in this title and in HW105430, HW111231 and HW138041 was £538,500.
- 3 (21.06.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (21.06.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 May 2017 in favour of Santander UK PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (09.09.1994) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 17 June 1975 made between (1) Terence Cubitt Sowden and Patrick Flinn Cubitt Sowden (Vendors) and (2) Roger Anthony Harry Silk and Peter Christopher Silk (Purchasers):-

"EXCEPT AND RESERVING unto the Vendors and their successors in title:-

(a) the right for the Vendors and their successors in title the owners or occupiers for the time being of the adjoining or neighbouring property now or formerly forming part of the Vendors Hoarstone Farm Bewdley aforesaid of free passage and running of water and soil gas electricity and other services by and through the channels drains pipes wires cables or other service conduits now laid or to be laid within a period of eighty years from the date of this Conveyance in upon through or under the propoerty hereby conveyed subject to making good any damage caused by the exercise of such right.

(b) the right for the Vendors and their successors in title and the owners or occupiers for the time being of the adjoining or neighbouring property now or formerly forming part of the Vendors Hoarstone Farm Bewdley aforesaid at all reasonable times to enter upon the property

## C: Charges Register continued

hereby conveyed with or without workmen for the purpose of inspecting repairing cleansing renewing and maintaining the said channels drains pipes wires cables and other service conduits subject to the Vendors or their successors in title and the owners or occupiers for the time being of the said adjoining land making good at their own expense any damage thereby occasioned."

- 2 (09.09.1994) The land is subject to the following rights granted by a Conveyance of land lying to the North East and North West of the land in this title dated 31 October 1991 made between (1) Peter Christopher Silk and Roger Anthony Harry Silk (Vendors) and (2) Christopher Alan Grainger and Lynda Verena Grainger (Purchasers):-

"TOGETHER WITH the right for the Purchasers and their successors in title (in common with the Vendors and their successors in title) to pass and re-pass with or without vehicles and animals at all times for agricultural purposes only over and along the pathway 12 feet wide coloured brown on the said plan the Purchasers and their successors in title paying one half of the cost of the repair and maintenance of the said pathway."

NOTE: The pathway coloured brown referred to was not shown on the plan supplied on First Registration.

- 3 (09.09.1994) A Conveyance of the land in this title dated 6 September 1994 made between (1) Peter Christopher Silk and Roger Anthony Harry Silk (Sellers) and (2) Adrian Roderick Hackett and Linda Rose Hackett (Buyers) contains the following covenants:-

"The Buyers so as to bind the land hereby conveyed into whosoever hands the same may come and to benefit and protect the Retained land or such part or parts thereof as is or are capable of being benefitted thereby hereby jointly and severally covenant with the Sellers as follows:-

(a) Not to carry on any business upon the land hereby conveyed and not to use the same other than as garden ground or paddock land for horses and ponies

(b) Not to use the land hereby conveyed for keeping pigs or poultry thereon and not to do anything which would be a nuisance or annoyance to the Sellers or their successors in title or any adjoining or neighbouring property

(c) Not to erect or permit to be erected upon the land hereby conveyed any building or construction other than a stable block store room and tack room without consent in writing of the Sellers or their successors in title."

- 4 (09.09.1994) The land is subject to the following rights reserved by the Conveyance dated 6 September 1994 referred to above:-

"EXCEPT AND RESERVING unto the Sellers and their successors in title and others entitled to the like right the free passage and running of water and of electricity through the channels drains pipes wires and cables now laid in on or over or under the land hereby conveyed and now serving the land retained by the Sellers or other Property now or formerly of the Sellers subject to the Sellers and their successors in title and others entitled making good any damaged occasions by the exercise of such right."

- 5 (21.06.2017) REGISTERED CHARGE dated 25 May 2017 affecting also other titles.

NOTE: Charge reference HW105430.

- 6 (21.06.2017) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

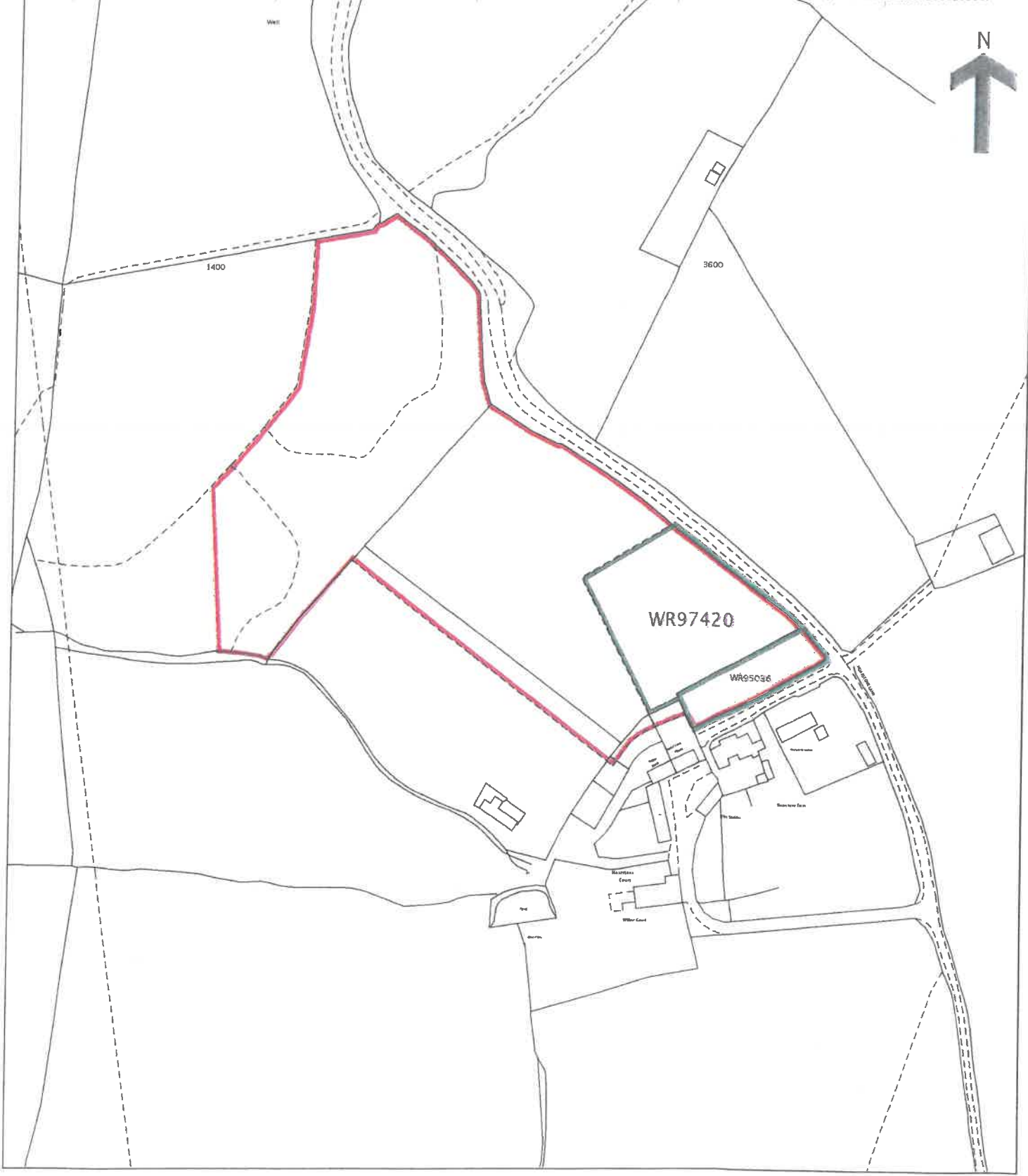
End of register

Land Registry  
Official copy of  
title plan

Title number **HW145487**  
Ordnance Survey map reference **SO7976NW**  
Scale **1:2500**  
Administrative area **Worcestershire : Wyre Forest**



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# Official copy of register of title

Title number HW138041      Edition date 21.06.2017

- This official copy shows the entries on the register of title on 23 Jun 2017 at 16:55:01.
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- Issued on 23 Jun 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Coventry Office.

## A: Property Register

This register describes the land and estate comprised in the title.

WORCESTERSHIRE : WYRE FOREST

- 1      (15.02.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the west of Hoarstone Lane, Trimpley, Bewdley.
- 2      (15.02.1994) The land has the benefit of the rights granted by a Conveyance dated 1 February 1994 made between (1) Peter Christopher Silk and Roger Anthony Harry Silk and (2) Adrian Roderick Hackett and Linda Rose Hackett.

*NOTE: Original filed.*

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1      (21.06.2017) PROPRIETOR: DAVID ALEXANDER JAMES and JACQUELINE FRANCES JAMES of Upper Loom, Hoarstone Court, Hoarstone Lane, Bewdley DY12 1BF.
- 2      (21.06.2017) The price stated to have been paid on 25 May 2017 for the land in this title and in HW105430, HW111231 and HW145487 was £538,500.
- 3      (21.06.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4      (21.06.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 May 2017 in favour of Santander UK PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

## Title number HW138041

- 1 (15.02.1994) A Conveyance of the land in this title dated 1 February 1994 made between (1) Peter Christopher Silk and Roger Anthony Harry Silk and (2) Adrian Roderick Hackett and Linda Rose Hackett contains restrictive covenants.

*NOTE: Original filed.*

- 2 (21.06.2017) REGISTERED CHARGE dated 25 May 2017 affecting also other titles.

NOTE: Charge reference HW105430.

- 3 (21.06.2017) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register

# H.M. LAND REGISTRY

TITLE NUMBER

## HW 138041

ORDNANCE SURVEY  
PLAN REFERENCE

SO 7976

Scale  
1: 2500

COUNTY ~~HEREFORD AND WORCESTER~~ DISTRICT WYRE FOREST

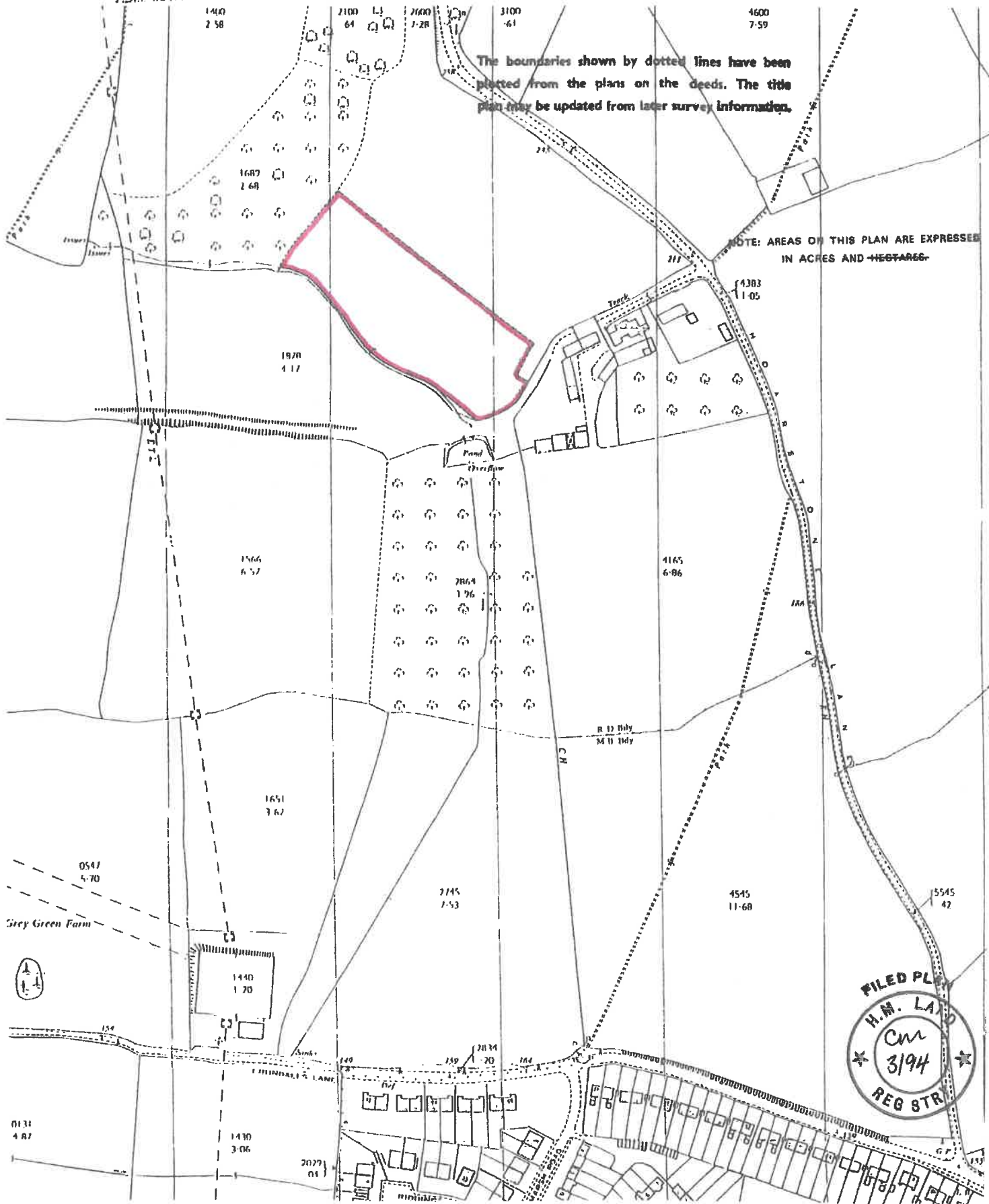
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ADMINISTRATIVE AREA: WORCESTERSHIRE

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.

NOTE: AREAS ON THIS PLAN ARE EXPRESSED IN ACRES AND HECTARES.



**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

This official copy is issued on 08 March 2016 shows the state of this title plan on 08 March 2016 at 14:24:56. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the Land Registry, Coventry Office .

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